

FOR LEASE

HIGHWAY 401 EXPOSURE

7 RIVERSIDE DRIVE, QUINTE WEST



27,000 SF WAREHOUSE SPACE AVAILABLE



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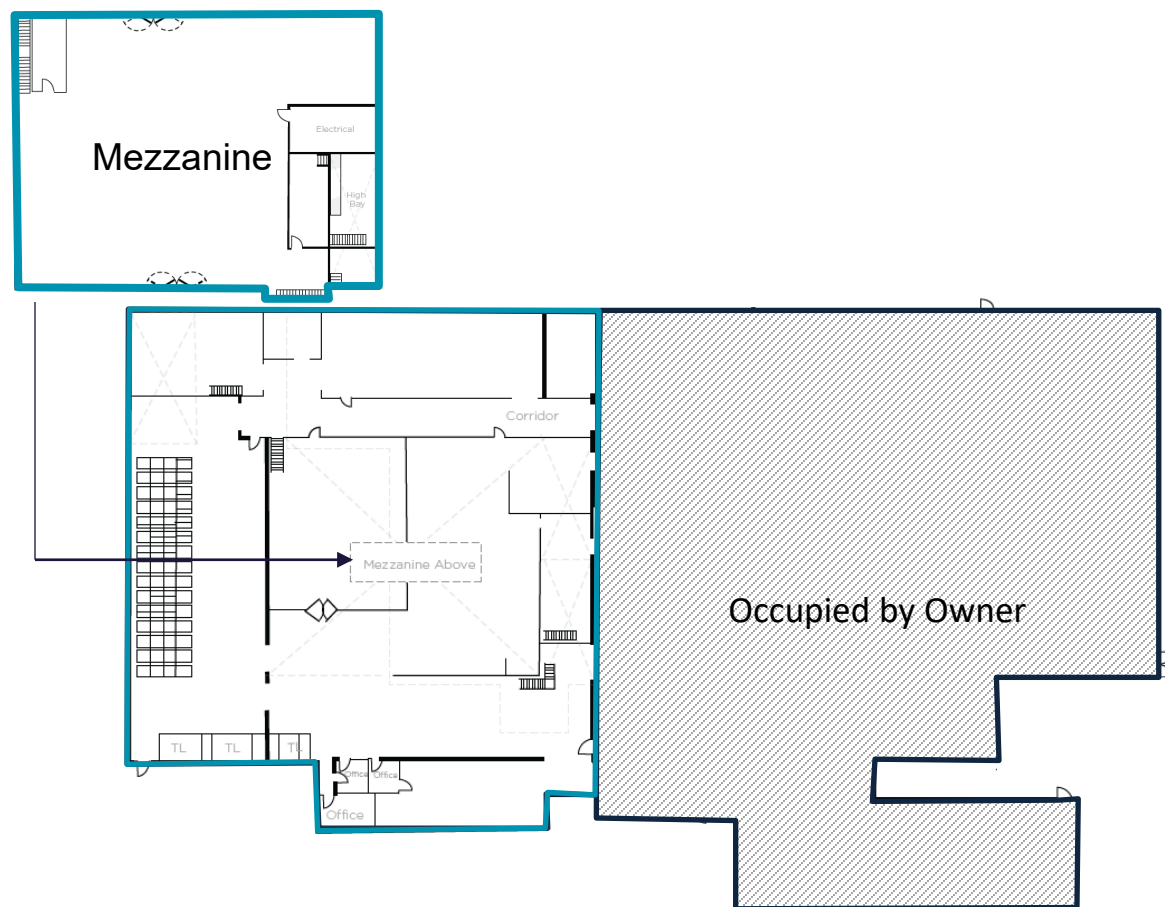
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PROPERTY HIGHLIGHTS

Available Space:	~27,000 SF
Warehouse:	~26,600 SF (Includes Mezzanine 7,088 SF)
Office:	~400 SF
Clear Height:	26'10"
Shipping:	3 Truck Level
Built:	Addition in 2005
Sprinkler:	Yes
Zoning:	SM Service Industrial
Asking Price:	\$3.95 PSF
Estimated TMI:	\$2.00 PSF
Available:	Immediate



FLOOR PLAN

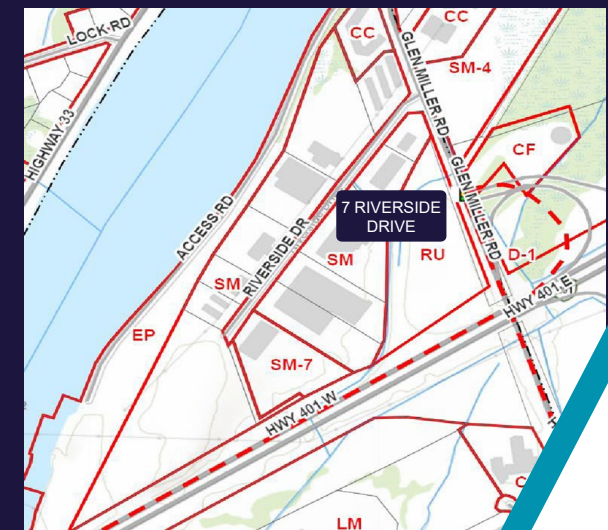


AMENITIES MAP

PERMITTED USES

- Auction sales establishment
- Assembly hall
- Banquet hall
- Building supply outlet business, professional or administrative office
- Call centre
- Car wash
- Commercial fitness centre
- Commercial school
- Commercial self-storage facility
- Contractor's yard (except on land abutting Highway 401, arterial roads, and collector roads)
- Custom workshop
- Industrial use, light
- Community centre
- Motor vehicle body shop
- Motor vehicle parts supply
- Motor vehicle repair garage
- Printing establishment
- Recreational equipment, sales, rental and service establishment equipment sales, rental and repair establishment
- Repair shop
- Research and development use
- Retail store, accessory
- Taxi service depot/dispatch establishment
- Technology industry
- Trade and convention centre
- Trades person's shop
- Veterinary clinic
- Warehouse
- Wholesale shop

ZONING



SM - SERVICE INDUSTRIAL

PROPERTY PHOTOS





1 KM TO HIGHWAY 401

96 KMS TO KINGSTON

150 KMS TO CANADA/US BORDER

170 KMS TO TORONTO

380 KMS TO MONTREAL



Trent River

For more information, please contact:

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